



LAND DIVISION

INFORMATIONAL GUIDE

Flood Hazard Areas, Ch. 33.631

What is a flood hazard area?

A flood hazard area is land that is in the 100-year flood plain, as currently defined by the Federal Emergency Management Agency (FEMA). The 100-year flood plain is land that is subject to one percent or greater chance of flooding in any given year.

What is a floodway?

A Floodway is the portion of the flood hazard area that is actively flowing during a flood. The floodway is usually associated with a stream channel or river.

How do I know if my property is in a flood hazard area?

If your property is within a 100-year flood plain, your site is in a flood hazard area. The 100-year flood plain is determined by FEMA. A copy of the FEMA flood plain maps are available for your review in the Development Services Center (DSC). The 100-year flood plain is also mapped digitally on the City of Portland GIS system. You may ask Planning and Zoning Staff in the DSC to view this information. You may also view digital GIS information, including the 100-year flood plain, at www.portlandmaps.com.

How do these regulations affect proposed land divisions?

Single dwelling zones - In single dwelling zones all lots must be outside the flood hazard area. Or, if it's not possible to have all lots outside of the flood hazard area, all proposed building areas must be outside the flood hazard area.

All other zones - In multi-dwelling residential and commercial, employment, and industrial zones where possible, each lot must have adequate area outside the flood hazard area to accommodate allowed or proposed uses (this criterion does not apply to river-dependant uses).

Where it is not possible to create lots that have adequate area outside the flood hazard area to accommodate allowed or proposed uses then the following criteria must be met:

- Lots must be configured so that development on them will reduce the impact of flooding and provide the greatest protection for development from flooding;

- Lots must be configured so that allowed or proposed uses that are not river-dependent will be able to locate on the highest ground and near the highest point of access, so that development on the lots can be configured in a manner that will minimize obstruction of floodwaters; and
- Where the proposed uses and development are river-dependant, lots must be configured so that development on them will minimize obstruction of floodwaters.

All zones - Services proposed in the flood hazard area must be located and built to minimize or eliminate flood damage to the services; and the floodway must be entirely within a flood hazard tract unless river-dependant land uses and development are proposed on the site.

Submittal requirements – Zoning Code Section 33.730.060.D

When a land division application is submitted to the City, it must include the following information regarding flood hazard areas:

- The Vicinity Map must show the location of flood hazard areas for the site and the area extending at least 800 feet in each direction from the land division site.
- The Existing Conditions Map must include the location of flood hazard areas, including elevations of 100-year floodplains and FEMA Floodway boundaries. Sites that contain a water body not shown on the FEMA maps must identify the location of flood hazard areas.
- If the proposed lots are within a flood hazard area, the Proposed Improvements Map must show the proposed building locations.

For more information visit or call the Planning and Zoning staff at the Development Services Center at 1900 SW 4th Avenue, Suite 1500, 503-823-7526

Information is subject to change, for current Portland Zoning Code visit www.planning.ci.portland.or.us/cd_over.html